

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

PUD-1-2014 – Villages at Westridge Phase 3 – Final Plat

SYNOPSIS:

Applicant: Oakwood Homes (formerly Henry Walker Homes)
Proposal: Final Plat Approval
Location: 5200 South 5600 West
Zoning: R-1-4

BACKGROUND

The 3rd phase of the Villages at Westridge will consist of 34 residential units on 4.6 acres. Oakwood Homes of Utah, formerly Henry Walker Homes is submitting the application. The Council may recall that a modified development agreement was approved to address the architectural style of units to be constructed in phases 2 and 3.

Access to this development will be gained from Summer Ridge Drive and from a stub street in phase 2 to the south. The recordation of this plat will provide the street connection from the Villages at Westridge development to the Westridge Estates Subdivision to the north.

Housing for this phase of the development will be 3 and 4-plex town home units. These units have been designed to look like a large single family dwelling. The elevations will have one main entry on the front of the building with other entrances being located on the side of the building and/or a side entrance at the front of the building. Based on the footprint of the structure, there is an abundance of relief and building movement with covered porches and pop-outs.

Proposed square footage is encouraging. Square footage ranges from 2143 to 2211 square feet. All units will have 3 bedrooms which addresses concerns expressed by the City Council. The third bedroom allows a growing family to stay longer in their home thus prolonging their stay in the community. Per the development agreement, buildings will consist of 100% masonry products.

The general parking requirement for all residential development in the City is 2 spaces per unit. In this development, all residential units will have a 2-car garage for parking. In addition, there will be 22 guest spaces which equates to an overall parking ratio of 2.35 spaces per unit. On street parking will be available along Lake Ridge Drive and Summer Ridge Drive as well.

As part of the overall development, 51% of the project site will be open space. In this phase, the developer will be deeding an area approximately 1.3 acres in size for use as a City park. The park location is in the northwest corner of the overall development. During the planning stages for Westridge Estates Phase 5 to the west, a parcel was reserved to provide access into the future park.

As per the development agreement, fencing will be installed along the north and east sides of this project. The north side will consist of vinyl fencing while the east side adjacent to 5600 West will be pre-cast concrete. The masonry wall will need to match the wall installed by Ivory Homes as part of the Westridge Estates Subdivision.

The developer will create a Home Owner's Association for the entire project. The association will be responsible to hire a property management company. As per previous PUD applications, staff will recommend that prior to this development being turned over to the association, a meeting with staff, developer and Management Company take place. This will provide an opportunity to ensure that all development standards and improvements have been completed in accordance with the City's approval of this project.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager